

Cornelius TODAY

*St. Patrick's Day
March 17*

Spring Forward
Daylight Savings Time begins
2 am March 8

Beware!
March 15



8th Annual Celtic Festival
Historic Latta Plantation
March 15-16

Angels of 97
Spaghetti Dinner and more
March 21 North Meck High

Pages
28-30
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INSIDE

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March 2020 • VOLUME 15 NUMBER 6

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March Things to Do

Take steps toward a healthier lifestyle



Walking is about as efficient as it gets when it comes to exercise: You don't need a gym, it's accessible to almost everyone, it doesn't require specific skills, it's cheap, you can ramp up the intensity as you progress and there

are no set hours for it.

Accordingly, the Cornelius PARC Department and Lakeside Family Physicians will host "Walk with a Doc" at the new Antiquity Greenway on Saturday, March 7, starting at 9 a.m. Walk at your own pace and your own distance—Phoung Nguyen, MD will be there, courtesy of Novant and Lakeside Family.

Enjoying a healthy walk and conversation. No registration necessary. More info: 704-892-6031, ext. 192 or visit www.cornelius.org

From arts to sports, camps make summer even better

The calendar still says winter, but plans are already in place for Cornelius Parks and Recreation summer camps.

Registration begins at 7 a.m. on Monday March 2. Parents of children ages 4-16 are advised to get their requests in early.

"Interest is typically very strong when registration opens," said Chad Cauble, recreation superintendent. Some camps sell out within the first two weeks of registration, some sooner, he said.

This year the town has a total of 136 weekly camps, including 60 arts and recreation camps, 68 sports camps

and eight full-day camps.

New this year, the town is starting the full-day camps earlier, with a drop-off time of 7:30 a.m. More than 3,500 spaces are available for all camps combined, and the full-day camps have 100 spaces a week for eight weeks.

Pricing varies by camp. Weekly prices for half-day and mini camps range between \$55 for Cornelius residents to \$70 for non-residents up to \$150 for residents and \$185 for non-residents. The highly popular full-day camps cost \$195 per week for residents and \$250 for non-residents.

More info: www.cornelius.org/parc.

More local events every Thursday morning at 6 am
Sign up at www.corneliustoday.com/membership-join

Adoptable Pets

www.cornelius.org/279/adoptable-animals



Wiggy

Wiggy is a seven-year old, neutered male cat that's been at the Shelter longer than any other cat. He is affectionate but very much a typical cat and thinks he's the boss. He will make a great companion for someone who is able to give him time and space to adapt to his new home. Come by and meet him!



Amber

Amber is a 7 month-old Plott Hound mix, who was recently surrendered to the shelter when her owner could no longer take care of her. She has beautiful Brindle markings and a sweet personality. She is all puppy and full of energy. She would be a great fit for an active family. Please come meet her.

The Cornelius Animal Shelter is open for adoptions Tuesday-Friday from 11 a.m. to 1 p.m., and 5 to 7 p.m., Saturday 9 a.m. to noon. 704-237-3602

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Ars longa, vita brevis

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Do not buy a used couch from this man **Page 27**



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Higher pay nabs improvements in morale, recruiting

BY DAVE VIESER

When new Cornelius Police Officers Sara Cruz and Dominic Saladino were introduced at the Feb. 3 Town Board Meeting, it marked a dramatic turn for the 79 employee department, 61 of whom are police officers.

Just one year ago, the town was losing officers to other towns and cities which were offering higher salaries. At the time, there was a \$5,000 gap between Cornelius officers and Davidson's and \$7,000 with Huntersville. Recognizing the problem, the Town Board, by a 3-2 vote, agreed to raise town salaries last April to a competitive level, even before the fiscal year 2020 budget was adopted.

While that angered former commissioners Dave Gilroy and Kurt Naas, both of whom opposed the higher salaries being granted before the budget was completed, the impact on police staffing has been positive.

Raising police officer salaries to market level last spring had a "positive effect on both the retention and recruitment," according to Town Manager Andrew Grant. "In Fiscal Year 2019,



Grant



Cornelius Police Department Headquarters on Catawba Ave.

which ran through June 30, there were a total of 13 officers who resigned voluntarily. With less than five months remaining in our current fiscal year, we have had only two officers resign voluntarily. "

Vacancies also paint a similar picture. In 2019, the department had as many as 10 officer vacancies at any given time. As of Feb. 15 of this year, there were only three vacancies, and that means a lot to Chief Kevin Black.

"The improved staffing level enables the department to be more actively and effectively engaged in the commu-



Black

nity," Black said.

The job is tough: Sometimes unpredictable hours, stress, weekend and holiday hours. Attrition among police is higher than nursing and teachers, yet training new officers is more expensive than retaining experienced officers.

At the same time, recruiting new officers is challenging when other departments were offering more. And in some cases, new recruits were out on serious cases including domestic calls, frequently the most dangerous and volatile situations even in quiet Cornelius neighborhoods.



Washam

"During periods of attrition, staffing can reach a level where officers spend a majority of their shift reacting to crime and less time proactively engaged in community policing and crime prevention activities," Black said.

The salary adjustments and hiring incentives have improved officer retention and increased the number of applicants applying for open positions, "allowing us to be a proactive policing department," Black added.

Cornelius Police patrol all sections of the town, both incorporated and unincorporated. They are supplemented by the North Carolina State Troopers primarily on I-77 and at times by the Mecklenburg County Sheriffs Office.

One of the most effective things towns can do to reduce attrition is to demonstrate that they appreciate their police officers. Mayor Woody Washam, who pushed for the pay raise last year, recognizes new police officers and promotions at town board meetings.

"I plan to take every opportunity to show appreciation to our public safety officials and town staff every chance I get. Recognition from hiring, to promotion, to educational milestones, to significant achievements and performance deserve recognition from town management and elected officials," he said.

Police Protection: What does it cost?

BY DAVE VIESER

Chief Kevin Black is asking the Town Board for an additional \$17,000 in the 2020-21 budget to provide front-line officers with body cameras.

The will be reviewed in greater detail at the town's budget retreat in March at the Graylyn Conference Center in Winston-Salem.

"Body-worn cameras protect our officers who place their lives on the frontline of defense each day," said Black. He needs 12 to avoid the need for device sharing.

Body cams help protect officers and citizens against false accusations, claims of misconduct and abuse. It



also Increases transparency and accountability of officers and may help de-escalate confrontational situations between officers and civilians.

The first generation of modern police body cameras was introduced around 2005 in the United Kingdom, while in 2014, large scale implementa-

tion began in the United States.

The \$17,000 requested by the police will also cover the cost of cloud storage for a year.

The department is also seeking an additional \$17,000 to hire a part-time officer for their animal control section, and \$540,000 to continue its vehicle replacement program which calls for replacement of cars with more 100,000 miles. The department currently has a total of 54 vehicles in their fleet. Almost a quarter of the fleet has more than 80,000 miles on the odometer.

Pursuant to state law, the new budget must be adopted by June 30.



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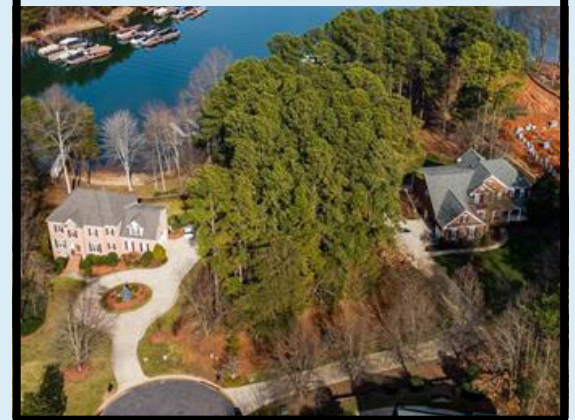
*173 Falmouth Road
Waterfront, The Point
List: \$3,995,000
MLS# 3569377*



*16704 Yardarm Lane
Pool, The Peninsula
List: \$1,050,000
MLS# 3563794*



*220 Silver Eagle Court
Waterfront Lot - Sailview
List: \$399,000
MLS# 3588324*



*2823 Providence #113
Charlotte
List: \$675,000
MLS# 3589125*



*16700 Flying Jib Road
Waterfront, The Peninsula
List: \$1,589,000
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*19002 Meta Road
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Townhome developer is long-time resident of Oakhurst

BY DAVE YOCHUM

Matt Gallagher, the point man for a new townhome development that will be built on Washam Potts, is no stranger to Cornelius or to development here.

The 42-year-old has lived in Oakhurst for 20 years with his wife Amy and five kids, ages one to 15.

The still unnamed development on Washam Potts was approved by the Town Board in a 4-1 vote.

Commissioner Jim Duke, who cast the lone dissenting vote, said the project was wrong for the site.

"It is my view building 18 single-family homes that comport with adjacent neighborhoods was the far better solution than 'shoe-horning' 27 townhomes onto six acres," Duke said.

The board vote comes amidst a change in the nature of development in Cornelius. There are more infill

projects where new homes are going in between existing houses and developments, some of which were built decades ago.

Generally speaking, all that's left in Cornelius are smaller plots of land where the owners have just about as many rights to use their property as owners 25, 50 and 75 years ago.

Gallagher worked at Gandy Communities which was responsible for building literally thousands of new homes in Oakhurst and Heritage Green. It seems like there is more scrutiny around a 27-townhome development than the projects of yesteryear which brought in 400 and 500 homes at a time.



Gallagher

It's anyone's guess as to whether building townhomes is more profitable than single-family homes. The question is, does a particular home product meet the demand?

Gallagher says there is a "missing wedge" in move-up housing between higher-price homes and what might be called entry level.

Of course, home prices in and around Cornelius have soared as continued in-migration boosts demand. There's a shortage of homes priced in the \$350,000 to \$450,000 range, and for all intents and purposes, no way to build starter homes in a place where land prices are soaring.

Gallagher says building homes in the upper middle range will attract move-up buyers who will in turn free up lower-priced inventory and people who are down-sizing free who will free up larger homes.

As far as density is concerned, Gallagher says he plans 27 townhomes on 6.82 acres, amounting to a density of 3.95 units per acre.

Over on Bailey Road, there's another infill development planned by Matamy Homes on 16 acres. The density is 3.99 units per acre.

Town planning maxes out density at four units per acre.

Next up for Gallagher are construction drawings and "to make sure we can actually build the 27 that we now have approved." An architect has not been selected, but Gallagher is hoping for a stepped profile, so that the elevations present varying rooflines.

Planned are screened porches as well as 100 feet of woods separating the townhomes from the nearest existing homes.

Groundbreaking is planned for the second half of 2020, Gallagher said.

HOA stint brought out the best in retiring president

BY DAVE VIESER

When my wife Gloria and I moved from Long Island to Cornelius in 2004, two unanticipated things happened rather quickly:

First, we made great friends. Whether they hailed from the Carolinas or other states, they couldn't be any nicer. It's been a blessing.

The second event came just a short time later when I was named president of our homeowners association, a post from which I just retired after 12 years. Our next door neighbor had served on the board since its 1998 inception and wanted a break, so he "volunteered" my services.

I've been joking around with our friends that I will really miss the salary. Actually what I will miss is the feeling of satisfaction when I was able to truly help a resident in need.

We live in the Townhomes at Harborside, across from Port City Club.

Suddenly I was running these annual meetings in a variety of venues while communicating with our residents almost on a daily basis. It was a steep learning curve for me. HOA's are not common on Long Island.

Being an HOA president gives one the opportunity to see mostly the best, but occasionally the worst, in people.

FIRST
PERSON

Dave Vieser is a retired public affairs executive and radio personality from Long Island, Baldwin to be exact. He and his wife Gloria have lived in Cornelius for 16 years. He is also the go-to reporter for Cornelius Today and Business Today.



For the most part I found our residents and owners to be pleasant and understanding.

HOAs don't always have the best of reputations, some justifiably, so I set out to establish good lines of communication with the owners and explain that we all pursued the same goal: To make our community a great place to live and raise a family.

For those not familiar with the HOA structure, the boards are usually comprised of three, five or more members—uneven numbers to prevent ties—who establish policy and monitor overall finances.

We retain a separate management company which is responsible for day-to-day issues, such as repairing exterior leaks.

I found this to be one of the most misunderstood aspects of our structure when I came on board, and for the first few years a number of residents

would come to our annual meetings with a laundry list of items that needed attention in their own townhomes, whereupon I had to refer them to our property manager.

One of the most crucial items that we addressed as a board was to establish our HOA fees, when fee increases were needed, and to initiate special assessments for major projects such as new roofs and paint jobs.

Those special assessments could be a tough sell, since our bylaws require a 67 percent approval, and we always had a certain number of owners who voted no on any financial requests.

What we always tried to do was spell out the facts, explain the ramifications of not doing the needed work (replacing roofs for example) and then letting the owners make their decision.

For the most part, I found that this process worked well. I've read about HOA boards which approach their posts in a dictatorial manner, and that's precisely why the name HOA has a mixed reputation. I was not going to let that happen at Harborside.

Yes, we had a few owners who refused to pay their dues, for which we had to initiate legal action. However, everyone pitched in to make our community a very desirable home for all.

HOA Pro Tips

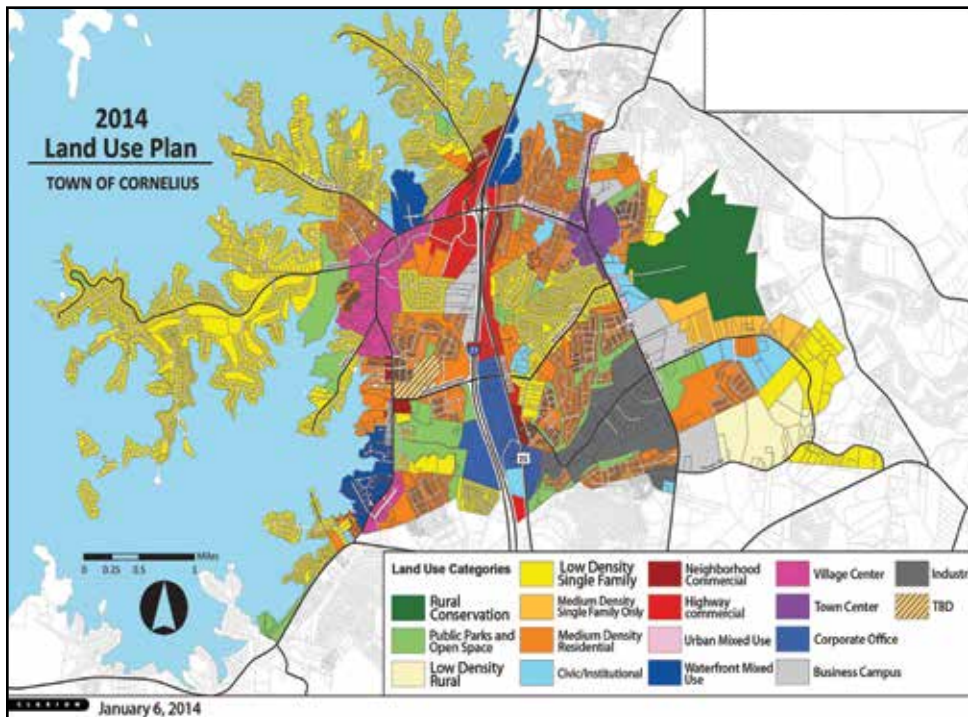
If you're an officer

1. Always be open and honest with the owners and residents. If you don't know the answer, say so and try to find out. Also, return phone calls and emails promptly, even if it is a simple "I'll check and get back to you"
2. Make recommendations and decisions based on what's best for the community, reminding everyone that we live here too.
3. Safeguard the community's finances as if it was your own.

If you're a property owner

1. Respect your HOA board members. We are volunteers trying to do the best we can.
2. Don't be afraid to offer recommendations and solutions.
3. Volunteer and serve when board and/or various committee openings occur. The more residents involved, the better it is for all.

Land use and planning are ready for a review



BY DAVE VIESER

Cornelius' 2014 Land Use Plan appears headed for a review if not an overhaul. The reason has to do with recent rezoning hearings where residents, current commissioners and past commissioners expressed concern about some of the density guidelines in the current master plan.

"I've been using this as my guiding document but I think its time for the town to dust it off and take another look," said Commissioner Mike Miltich. "We should also take this opportunity to roll in affordable and workforce housing too. This all has to come together as a unified plan for the town."

A land use plan guides how, when, and where new growth, redevelopment and preservation should occur in a particular area of the town. It is a general policy guide which forms a set of strategies for achieving specific community goals. While it is often used for guidance, the plan in itself is not necessarily regulatory or legally binding.

Cornelius' existing land use plan was put together over a two-year period and adopted in 2014. It carries a permitted residential density maximum

of four units per acre. This limit came under intense criticism at recent hearings on townhomes proposed near Washam Potts Road (See Page 26).

Assistant Town Manager Wayne Herron, who was previously the town's planning director, said he would devise an approach which will reach out to the citizens of the town and get as much input as possible. "We would also plan to have a series of community meetings and if possible go to the impacted parts of town and get their input too," Herron added.

Once citizen input is compiled, the Planning Board would step in and complete the review. "We have an entirely different board than the one in 2014 and I know the members would be excited about the prospect of reviewing our land use guidelines," he added.

Mayor Woody Washam agrees that a review is needed now. "This is especially important for future planning and in terms of the workforce and affordable housing aspect, we need to have a plan in order to meet the funding requirements of the federal and state government. Right now we have no plan."

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Pictured above: Scott Guice, DDS & family

PRESERVING A HABITAT

Gregarious birds flock together at favorite island in Cornelius



Bird's eye view: Dozens of heron nests are highly visible from the air. Heron Island is one of three islands grouped together between Jetton and Bethel Church

The official start of the Heron Island stabilization project on Lake Norman took place last month on Davidson Creek in Cornelius, just off Staghorn Drive, at the terminus of Bethel Church Road.

It is hoped that the project will help protect Blue Herons on Lake Norman while also shielding the island itself from further shoreline degradation caused by years of wind and wave erosion.

Hérons usually breed in colonies. Heron Island has dozens of nests, especially visible from the air or from a boat at a respectful distance.

Hérons may have to fly miles to catch sufficient prey to feed their young. The great blue heron (*Ardea herodias*) occurs in every state of the continental U.S. during the summer months, but live exclusively in southern states during the wintertime.

Higher water levels help the North Carolina Wildlife Federation volunteers with restoration efforts

Blue Herons are designated as a vul-

nerable species in the Piedmont due to development along rivers, reservoirs and adjacent floodplain forests, said Billy Wilson, chair of NCWF.

Great blue herons were hunted heavily for their beautiful plumes in the 19th and early 20th centuries. They are now protected by law, and their populations have rebounded.

The project is funded by a grant from Duke Energy's Habitat Enhancement Program.

This particular heron rookery island is positioned on the main channel in Davidson Creek, where there is significant boating traffic and wind-generated waves," said Tim Gestwicki, CEO of NCWF.

Gestwicki noted that restoring and stabilizing the island's main channel side is a significant team effort and involves creating a rock and living shoreline using 300 tons of material and native plants. The project will take place over the next few weeks, depending on water levels and weather conditions.

Volunteers from the Lake Norman Wildlife Conservationists, a local Community Wildlife Chapter of NCWF, will plant native

buttonbush and silky dogwood. Lancaster Dock and Dredge will stabilize the shoreline with rock mined from a Concord quarry by Vulcan Materials Company.

For years, the Lake Norman islands have been favorite gathering spots, landmarks and places to view wildlife. While some are well-protected from wind and waves, other islands are more exposed to natural and man-made elements that cause shorelines to cave, degrade and erode.

Many islands where family and friends used to gather are now shoals marked with a sign on a pole – a stark reminder of the memories made on land that's now underwater, Gestwicki said.

The NC Wildlife Federation streams a Heron Island nest camera during active nesting months.

The cameras, online at www.ncwf.org and www.lnwc.org, are expected to be up and running again in March.



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Something to celebrate: Venues for events, meetings

BY KATIE PICCIRILLO SHERMAN

Whether it's wedding festivities, a child's birthday, a work event, or a reunion—finding the perfect venue is important. And, while it used to be hard to find a place to hold special events in Cornelius, there are now more places where guests can gather and celebrate. So, add another candle to the cake, clear off the dance floor or fire up the PowerPoint.

Jetton Park 19000 Jetton Road

This county-owned park as 104 acres with a variety of amenities, including a well-manicured formal garden and the newly renovated Waterfront Hall. Decks are ideal for a company picnic or a child's birthday party. Waterfront Hall makes sense for wedding receptions, rehearsal dinners, family reunions, etc. It seats 100 and comes fully equipped with restrooms, air conditioning and a partial kitchen. Rental



costs are \$450 for 5 hours and \$50 for each additional hour.

Sweet Magnolia Estate 10101 Bailey Road www.sweetmagnoliaestate.com

This event facility, completed in

2017, can accommodate up to 300 guests. The 9,000-square foot venue has separate ceremony and reception spaces, ample parking, audio and video, a prep kitchen and an open vendor policy. Management recommends booking the site several months to a year in advance to secure a date. Prices range from \$5,500 for a Friday or Sunday rental to \$7,250 for a prime Saturday spot.

Alton's Kitchen & Cocktails 19918 North Cove Road www.altonskitchen.com

Alton's can host anywhere from 20 to 65 guests apart from the restaurant itself. The private dining room is located on the lower level. It can accommodate up to 40 guests for a seated dinner, 30 for a buffet and up to 50 for a cocktail party. Meanwhile, meetings held in the small mezzanine can comfortably seat up to 20 guests; the large mezzanine can seat 36. Or, both mezzanines can seat 56. Room fees range from \$75 to \$175 based on the time booked with additional fees for cocktail set ups.

The Peninsula Club 19101 Peninsula Club Drive www.thepeninsulaclub.com

The club can host a corporate golf tournament or an engagement party, rehearsal dinner, bridal shower or wedding. Nice views of Lake Norman and an attentive staff. The Lakeside Room is perfect for small gatherings

while the spacious ballroom can accommodate 500 guests.

Brick Row 19725 Oak Street Unit 9 www.facebook.com/brickrow-cornelius

Located in the historic Oak Street Mill behind the Police Station, this 2,500-square-foot event space can host 50 to 120 guests. Amenities include a bar and a sound system. Rental costs range from \$300 to \$900.

Port City Club 18665 Harborside Drive www.portcityclub.com/

There are plenty of options for groups of 10 to 40 people and even 90 people. Corporate groups can choose from the standard lunch and dinner menus, create a select menu, or groups of 50-plus can create a custom buffet. This 13,500-square-foot restaurant includes a variety of indoor and outdoor space with a fully enclosed deck that's heated for year-round use.

Peninsula Yacht Club 18501 Harbor Light www.peninsulayacht.com/

The Peninsula Yacht Club, like other venues, is not limited to weddings. The lakefront facility has several spaces for special events, including a window-lined space with a bar as well as a handsome library and a lawn adjacent to the docks and perfect for a tent.

Waterford Hall at Galway Hooker 17044 Kenton Drive www.facebook.com/waterford-hall

There are a few different places for an intimate and private gathering or a large one at Galway Hooker, an authentic Irish pub shipped here piece by piece from Ireland. Waterford Hall seats 160, while the patio and "Snug Room" are cozier venues for smaller groups—just eight fit in the Snug Room. There are full-service bar packages and on-site parking. Rental costs are \$450 for 5 hours and \$50 for each additional hour.

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“Collage Graduate” by Elizabeth Bunn



“You Can’t See Me in Infared” by Suzy Czerwinski



“Dumb Hen” by Doris Kapner



“Whiskey Set” by Keith Meyers. “Italian Inspired Orange Tray” by Debbie T. Williams

Thank you Cornelius for Home Grown Art Exhibit

BY SUZANNE FULTON

On behalf of local artists and artisans, thank you, Town of Cornelius, for enabling us to show a work of art at the annual Home Grown exhibit in the arts center.

At the exhibit’s opening reception Feb. 7, I was delighted to see an array of types of artwork and crafts expertly hung on walls and arranged on pillars. Arts Center Program Manager Mindi Ellison and her team always present an attractive exhibit.

The reception was a forum to mingle with guests and fellow artists as well as to learn from some about their particular media or techniques. Exhibitors range from art students to veteran professional artists who regularly exhibit. Many of the works are for sale.

I appreciate that Home Grown is not a “juried” show but a first-come-first served opportunity limited only



Fulton in front of her watercolor

by space. I noticed works that would surely pass muster by the jury of another exhibit.

I hope you will come and see for yourself. Home Grown runs through March 28.

The address of the gallery is 19725 Oak St. Telephone More info: www.cornelius.org/parc

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“Tranquility” by Melissa Smith



“Reach” by Melissa D. Johnston



“Rouen France” by Linda Giffin



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Colorado lawsuit names Cornelius investment advisors

BY DAVE YOCHUM

A lawsuit filed in Denver, Colo., by the receiver overseeing the assets of an alleged Ponzi artist has named a Cornelius financial advisor and his company as defendants.

The Colorado lawsuit, filed in Denver District Court, for the first time names as Marlin Hershey and Performance Holdings as defendants and alleged co-conspirators.

Performance is a Florida corporation headquartered in Kenton Place owned by Hershey and Dana Bradley, both of whom are Cornelius residents.

Investors include local churchgoers, Lake Norman residents and investors from Pennsylvania and Massachusetts who have spoken to Cornelius Today.

Performance Holdings, Hershey and Bradley have also been named in a separate Securities and Exchange Commission lawsuit filed last October. The SEC alleged Hershey and Bradley fraudulently raised nearly \$6 million from investors, some of whom were family and friends.

That complaint, filed in U.S. District Court in Charlotte, alleges Hershey and Bradley told investors they would use investor funds to make loans to real estate developers who would then use the money to acquire and rehabilitate homes.

The case in Denver, Colo. indicates that Hershey, Performance and



Dana Bradley, Marlin Hershey

a failed real estate developer named Gary Dragul have had a long working relationship.

The SEC calls Hershey, of 15514 Fisherman's Rest, a "promoter," the equivalent of a salesperson in almost any business.

Nevertheless, complaints and lawsuits, no matter who files them, are merely allegations and must be proven in court.

The Denver, Colo., lawsuit says Dragul was able to carry on a "fraudulent scheme for more than 20 years as a direct result of the participation, assistance, and efforts of the other defendants in this action."

The court-appointed receiver, whose name is Harvey Sender, alleges that "each defendant played a distinct and important role in carrying out Dragul's fraudulent scheme."

A court appoints a receiver to protect property controlled by a person

sued in a court case. The SEC typically recommends the appointment of a receiver in cases in which the SEC fears a company or an individual may dissipate property and assets.

The suit says "Dragul, in concert with the other defendants solicited more than \$52 million from hundreds of investors purportedly to purchase ownership interests in numerous single purpose entities."

Attorneys for Hershey, Bradley and Performance strenuously denied the charges. (See sidebar.)

The methodology to recruit investors, according to the suit filed in Colorado, in part relied on financial projections that would indicate an inflated purchase price of a commercial property.

One property, the Market at Southpark in Colorado was purchased for \$22 million. The receiver's lawsuit says investors were told that the purchase price was \$24.75 million. The property was later sold for \$30 million.

"From 2001 to 2014 the Hershey Defendants received approximately \$2,891,155.54 in purported commissions for funds solicited by Hershey from investors," the Sender lawsuit alleges.

The Hershey defendants, according to the lawsuit, were not licensed or registered brokers with the State of Colorado or the SEC.

Local investors said they have appointments to be interviewed by investigators from the N.C. Secretary of State Security Fraud Division.

Sender, in his suit, alleged that "by distributing the Solicitation Materials to induce investors and prospective investors, Hershey deliberately withheld or failed to disclose material information to prospective investors concerning the Market at Southpark including the actual purchase price, estimated closing costs, material financial information, and that the Hershey Defendants stood to profit from any investment they would make in the SPE."

SPEs are single purpose entities that are typically used to isolate liability between companies and among other assets.

Sender said the Hershey Defendants received \$3,175,655.54 in total commissions.

Sender, in making his claims against

the Hershey Defendants, said their conduct in relation to the Dragul investments "is substantially similar to the conduct that forms the basis of the claims asserted by the SEC: fraudulently soliciting investors and pocketing millions in undisclosed and illegal commissions."

"This scheme resulted in investors not having their funds held or invested in the particular projects and properties where Dragul represented they would be held or invested," the Sender lawsuit alleges.

It goes on to say that funds were co-mingled back and forth to "falsely represent to investors the financial condition of the various" investments. It was described in the lawsuit as a "churning process."

The Sender lawsuit in Colorado says Dragul sold more than \$52 million worth of interests in 14 SPEs to approximately 175 investors.

The suit says "The Hershey Defendants furthered Dragul's fraudulent scheme by identifying and soliciting investors for the Sham Business."

"For his successful solicitation efforts, Hershey received a percentage of the total investment made by each investor as an undisclosed and illegal finder's fee or commission," the Sender suit says.

Hershey attorneys respond

"Mr. Hershey and Performance Holdings have been served with a civil lawsuit from a Receiver in Colorado. Mr. Hershey and Performance have been instructed not to discuss the details of this lawsuit.

As with all lawsuits, the plaintiff makes allegations which are not facts and not proven in a court of law. Mr. Hershey and Performance Holdings adamantly deny they were engaged in any illegal activities, and they will vigorously defend themselves in this lawsuit. Mr. Hershey and Performance Holdings were not a part of any alleged scheme and to the extent Gary Dragul was involved in illegal activity it was concealed by Dragul and unknown to Mr. Hershey and Performance Holdings, Inc.

They ask that the public reserve all judgment until all the facts have been determined and...the matter is fully resolved in a Court of law."

*Richard F. Kronk, partner
Baucom, Claytor, Benton, Morgan & Wood P.A.*

More details on the Receiver's website

<https://dragulreceivership.com/wp-content/uploads/2019/11/20191114-Rcvrs-Third-Report.pdf>

"The Receiver has entered into tolling agreements through March 31, 2020, with additional parties who received the following transfers..."

Marlin Hershey = \$497,996.76

Wendy Hershey = \$55,876.04

Performance Holdings = \$2,841,435

Total amount for Marlin Hershey, Wendy Hershey, and Performance Holdings = \$3,395,308.47."

—A "tolling agreement" is an agreement to waive a right to claim that litigation should be dismissed due to the expiration of a statute of limitations.



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314 PINECREST STREET | DAVIDSON 28036 | \$669,000 | MLS# CAR3491955
RUSTY KNOX (704) 641-7301



Home Sales

These property transactions in Cornelius and Davidson were recorded by the Mecklenburg County Register of Deeds.

Cornelius

1/21/20 \$330,000 Kai-Lyn Westcott to Christopher & Virginia Schlabach, 18212 Coulter Pkwy.

1/21/20 \$780,000 Al & Margaret DuBois to CTSA Properties, 17810 Jetton Green Loop

1/21/20 \$232,500 Donna Jones to John & Sandra Sacco, 9239 Ducati Ln.

1/22/20 \$426,000 Shirley Bonner-Fenty & Harold Cooper to OfferPad, 11917 Meetinghouse Dr.

1/22/20 \$584,000 South Creek Construction to Kennet & Constance Andrews, 14902 Reese Finley Ln.

1/22/20 \$125,000 Bailey Forest Development to South Creek Construction, Lot 119 Bailey's Forest

1/22/20 \$527,500 South Creek Construction to William Bennett, 14901 Reese Finley Ln.

1/22/20 \$105,000 Bailey Forest Development South Creek Construction, Lot 120 Bailey's Forest

1/22/20 \$515,000 James & Beth-Ann Spillane to Abdul Majeed



18201 Town Harbour Road in Cornelius for \$2,850,000

Khan & Najia Errakibi, 21717 Shoveller Ct.

1/24/20 \$225,000 Krista Kelley to Britnee McIntyre, 18824 Nautical Dr. Unit 28

1/24/20 \$770,000 Michael & Amanda Burkett to Richard Stidham & Kim Flood, 16717 Yardarm Ln.

1/24/20 \$313,000 Joseph Hurst to David & Darlene Kendrick, 20624 Bethel Church Rd.

1/24/20 \$685,000 Thomas &

Suzanne Abernethy to Thomas & Mary Miller, 18600 John Connor Rd.

1/27/20 \$125,000 Bailey Forest Development to South Creek Construction, Lot 108 Bailey's Forest

1/27/20 \$283,000 Matthew & Lindsay Lake to Erin Schmalzried, 20543 Harbor View Dr.

1/27/20 \$311,000 Erin Schmalzried to Susan Johnson, 20597 Harbor View Dr.

1/27/20 \$297,000 Jeffrey Senecal to Thomas Swartout Jr., 9590 Glenashley Dr.

1/27/20 \$262,500 Bricklend Ward to Opendoor Homes Phoenix 2, 9173 Glenashley Dr.

1/28/20 \$250,000 Amy Spurlock to Darryan & Scott Maultsby, 11609 Truan Ln.

1/29/20 \$2,850,000 Christopher & Julie Bennett to James & Cynthia Griffin, 18201 Town Harbour Rd.

1/29/20 \$287,000 Janice Krivanek to Kurt Pugh, 10219 Caldwell Depot Rd.

1/30/20 \$615,000 Mitzi & Michael Lieberman to Mark Howard, 16216 Walcot Ln.

1/30/20 \$358,000 James Taibi & Kristina Williams to Cynthia Blair, 18726 Nautical Dr. Unit 202

1/30/20 \$489,500 Dennis & Lynda Trophy to Anthony Scaturro Sr., 18737 Daymark Dr.

1/31/20 \$217,500 Brian Jackson & Rosanna Flores to William McKinnon Jr. & Susan Mc Avoy, 19926 Crew Cottage Ct.

1/31/20 \$327,500 Latrissa McMi



21451 Country Club Drive in Cornelius for \$1,750,000

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Home Sales

continued from page 18

chael to Jonathan Roberts & Kasey Love, 17624 Harbor Walk Dr.

1/31/20 \$155,000 Washam Park LLC to Christopher & Jennifer Grenier, 9010 Robbins Pond Rd.

1/31/20 \$405,000 Stephen & Brittany Bordes to Bradley Howard & Alyssa Ruane, 2019 Bishops Ct.

1/31/20 \$171,000 Pamela Haungs to Opendoor Property Trust I, 18801 Nautical Dr. Apt. 206

1/31/20 \$1,545,000 Aubrey & Linda Michael to Timothy & Nicole Anderson, 16700 Flying Jib Rd.

1/31/20 \$1,490,000 Frederick & Diane Heck to Gabriel & Janice Garcia, Lot 29 Biscayne Park

2/3/20 \$566,500 South Creek Construction Inc. to Richard & Glenda Block, 15014 Reese Finley Ln.

2/6/20 \$255,000 James Farmer & Stephanie Jenkins to Nancy Willimon, 10057 Switchyard Dr.

2/7/20 \$328,000 Marcos & Nicole Ramirez to Chance & Kelly Osborne, 19500 Coachmans Trace

2/7/20 \$595,000 Robert Staak & Donna Durant to Jesse Charles, 17428 Summer Place Dr.

2/7/20 \$260,000 William & Dinah Swift to Casey Turner & James Lutz, 10938 Shelly Renee Dr.

2/10/20 \$1,750,000 Mark & Kelly Armstrong to James Goldberg, 21451 Country Club Dr.

2/10/20 \$320,000 Timothy & Harriet Cook to Douglas Sims, 8722 Westmoreland Lake Dr., Cornelius

2/11/20 \$425,000 Natale D'Oria to David & Jeanne Nichols, 20802 Decora Dr.

2/11/20 \$385,000 Althea Clark to Lindsay & Robert Hixdson, 19147 Brookgreen Garden Place

2/12/20 \$230,000 Lauren Henkel to Hayley Pandolfi, 10707 Meadow Crossing Ln.

2/12/20 \$185,000 Juline & Jesse Posey to Patrik & Ana Kentern, 17735 Trolley Crossing Way



16700 Flying Jib Road in Cornelius for \$1,545,000

2/12/20 \$635,500 South Creek Homes to James & Gina Mammal, 11913 Meetinghouse Dr.

2/12/20 \$84,000 Bluestream Partners to South Creek Homes, Lot 111 Bailey's Glenn

2/12/20 \$592,000 South Creek Construction to Sandra Alexander, 14111 Boden Ct.

Davidson

1/28/20 \$945,000 Gregory & Jennifer Teusch to Slade & Stacey Goldstein, 16707 Reinsch Dr.

1/30/20 \$423,000 Cynthia Blair to Cynthia Lazes, 420 Ashby Ln.

1/31/20 \$550,000 Edward Palmer to Kimberly & Andrew Muhich, 450 Pine Rd., Davidson

2/6/20 \$265,000 SPH One to Cerberus SFR Holdings III, 19017 Park Terrace Ln.

2/6/20 \$290,000 SHP One to Cerberus SFT Holdings III, 16523 Landen Forest Ln.

2/6/20 \$475,000 Michael & Jeannette Porowski to Lindsey Sheffield, 440 N. Faulkner Way

2/7/20 \$525,000 Matthew & Jenni-

fer Leveille to Aaron & Lauren Sawyer, 14435 Robert Walker Dr.

2/7/20 \$755,000 Carolina Cottage Homes to Michael & Jeannette Porowski, 800 Patrick Johnston Ln.

2/13/20 \$335,000 John & Nancy Griffith to Richard & Luisa McClure, 241 N. Faulkner Way

2/13/20 \$342,500 Michael Skrzynski & Daniel Steward to

Kenya & Ryan Goldsberry, 125 N. Albans Ln.

2/13/20 \$611,000 Richard Luisa McClure to Stephanie Warren, 1222 Samuel Spencer Pkwy.

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16707 Reinsch Drive in Davidson for \$945,000

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New Corporations

These are new local corporations, as recorded by the NC Secretary of State.

Cornelius

1/14/20 Amy R. Young LCSW PLLC, Amy R. Young, 18121 W. Catawba Ave.

1/14/20 Jonathan S. Cowherd LLC, Jonathan Cowherd, 19831 Coachmans Trace

1/14/20 MGMT Holdings LLC, Jordan Fenlason, 19825-B North Cove Rd. #180

1/14/20 Pitbulliforce LLC, Tamioka Lee, 10125 Westmoreland Rd. Unit 3A

1/15/20 Mr Hucks Enterprises LLC, Gerald Hedrick, 10933 Shelly Renee Dr.

1/15/20 SouthGroup Mortgage Inc., Scott Wilkinson, 9410 Robbins Preserve Rd.

1/16/20 O2 Group Ventures LLC, Olee Joel Olsen Jr., 20035 Jetton Rd. Ste. D



1/17/20 Carolina CBD Company LLC, David T. Thomas, 17124 Island View Dr.

1/17/20 Lake & Town Contracting LLC, Nicholas Stallard, 18806 Coachmans Trce.

1/21/20 David Stiles Consulting LLC, David Stiles, 7421 Monbrison Cir.

1/21/20 Oaken Floor Co. LLC, Joseph N. Keller, 19718 Meridan St.

1/21/20 Storm Properties LLC, Brianna Sensale, 17504 Cotton Baker Ct.

1/22/20 Clean & Shine Services, Johana Bohr, 17130 Kenton Dr. #326

1/24/20 541 Old Oaks LLC, Mark

Claussner, 17010 Yawl Rd.

1/24/20 Free Hands Enterprises LLC, Erika Maria Torres Flores, 10955 Shelly Renee Dr.

1/24/20 J & R Construction Company LLC, Anderson Javier Valencia Jimenez, 19016 Long Pond Ln.

1/24/20 J&M of the Carolinas LLC, James W. Surane, 20460 Chartwell Center Dr. #3

1/24/20 VSM Unit 3 Townhome Association Inc., Anthony B. Bowman, 19701 Bethel Church Rd. #202

1/27/20 Ambient Agent Incorporated, Eric Harris, 17716 Springwinds Dr.

1/27/20 LJ Creative Works LLC, Lindsey Jones, 20018 Lamp Lighters Way

1/27/20 Purser Brothers Holding One LLC, Jeffrey K. Purser, 21012 Decora Dr.

1/27/20 Purser Brothers Holding Two LLC, Jeffrey K. Purser, 21012 Decora Dr.

1/27/20 Verity LLC, United States Corporation Agents, 20027 Northport Dr.

1/27/20 WB827 LLC, Brock Zevan, 20805 Catawba Ave.

1/28/20 2020 Nail Spa LLC, Thanh Loan Cao, 19825 North Cove Rd. Ste. F

1/29/20 Anthony Morrow Enterprises LLC, Anthony Morrow, 19120 Chandlers Landing Dr. Ste. 201

1/29/20 Elizabeth Brady LLC, Elizabeth Brady, 19919 Stough Farm Rd.

1/29/20 Karen R. Spell LLC, Karen R. Spell, 17918 Coulter Pkwy.

1/30/20 GiggleMug Inc., Peter T. Hext, 16821 America Cup Rd.

1/30/20 Guaeca Partners LLC, Maria Carolina Levy, 16712 Spinnaker Ln.

1/30/20 Matt's Chicago Cornelius LLC, Peter T. Hext, 16821 America Cup Rd.

1/30/20 Matt's Chicago Distribution

LLC, Peter T. Hext, 16821 America Cup Rd.

1/30/20 Matt's Chicago on the Green LLC, Peter T. Hext, 16821 America Cup Rd.

1/30/20 NorthGroup Mortgage Inc., Scott Wilkinson, 9410 Robbins Preserve Rd.

1/30/20 Vixen Lash and Brow LLC, Amanda Carlyle, 17105 Kenton Dr. 200C

2/4/20 D9 Brewing Hendersonville LLC, Community Brewing Ventures, 11138-C Treynorth Dr.

2/4/20 Z8 Investments LLC, Michael Lamar Griffin, 19109 W. Catawba Ave. Ste. 110

2/5/20 Coastline Consulting LLC, Nicole Vanecek, 19500 Trintella Ln.

2/5/20 Hwang & Cho LLC, Min Hwang, 22410 Market St. Apt. #2321

2/5/20 Lake Norman Snacks LLC, Alan Wodzinski, 16239 Peachmont Dr.

2/6/20 Artisanal Creations LLC, Kristina Spencer, 17925 Kings Point Dr. Unit F

2/6/20 James Gibbs Studio LLC, James Gibbs, 15947 Jetton Pl.

Davidson

1/21/20 Carolina Automotive Services LLC, Jesse C. Jones, 209 Delburg St. Ste. 203

1/22/20 121 Depot LLC, Michael Orlando, 239 Catawba Ave.

1/22/20 HavenClear LLC, Kelly Harmon Atkinson, 463 S. Main St.

1/22/20 Jumphire LLC, Matthew Lewis, 17300 Gillican Overlook Rd.

1/22/20 Wine Cooler Collection LLC, Sharon Mead, 5475 Deer Run Ct.

1/23/20 Chen Industrial-Orr Rd LLC, Piedmont Land Development Inc., 568 Jetton St. Ste. 200

1/23/20 Exchanged Life Counseling Center PLLC, Drew A. Richards, 215 S. Main St. Ste. 301

1/24/20 Kristi Leonard LLC, Kristin Leonard, 18533 Rollingdale Ln.

1/27/20 Greentree Coaching LLC, United States Corporation Agents Inc., 114 Meadowbrook Ln.

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More New Corporations
online at www.CorneliusToday.com

FDIC: Bank deposits soared in Cornelius

BY DAVE YOCHUM

Brand new market share reports from the Federal Deposit Insurance Corp. show big gains in banking deposits in Cornelius.

Between June of 2015 and June of 2019, deposits in Cornelius deposits rose 35.9 percent to \$1.098 billion.

And, theoretically, more is on the way. Chase Bank plans a new branch on 1.5 acres of prime property at the northeast corner of Jetton Road and West Catawba Avenue, more or less catty-corner to Aquesta's main branch. Chase will demolish the Rite-Aid building and erect a new one-story 3000 square foot office with a two-lane drive through.



Engel

Less than a half mile west, Select Bank has opened a full-service branch in an existing building on the corner of Nantz Road. It comes complete with a new coat of paint and a drive-through.

"Cornelius is in the heart of Lake Norman and was a natural fit for us to expand from our presence in Charlotte," said Bedford Boyce, market executive for Select, a fast-growing 19-branch bank based in Dunn, NC.

Nationally known economist John Silvia said the growth trends in and around Cornelius will continue. He wouldn't splash water on the lake as an economic development agent unto itself. "You have a fairly large lake near a big growing city," Silvia said. You don't have that in a lot of places in America."



Silvia

Another "phenomenal positive," from an economic development perspective, is net in-migration. The demographics of people moving here are runs toward those with higher incomes and higher levels of education.

"You're not bringing in a lot of the non-educated. In-migration here is very different from the immigrants that grew cities like New York City



New banker in town: Bedford 'Will' Boyce, market executive for Select Bank which just opened on West Catawba

generations ago," Silvia said.

It's music to the ears of bankers. Jim Engel, CEO of Cornelius-based Aquesta, said the demographic moving also has a strong component of business owners and professionals—providing "somewhat of a multiplier effect because then you have the service business and their employment too."

It's a different story from 2006 when Engel started the bank. Back then, "you'd move here in order to commute

into Charlotte. Now there are people moving here to work in Mooresville and Cornelius," he said.

Economist Silvia said over the next 20 years we "will see some blips—if there's a national recession we're not immune—but over the next 20 years were seeing continued growth...major new corporate relocations, that just fuels all the subcontractors and the service contracts it becomes self-perpetuating."

Banking on Cornelius



28031 total bank deposits

2019: \$1.098 billion

2015: \$808 million

Increase: 35.9%



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Contract for twin roundabouts OK'd

Feb. 18. By Dave Vieser. At the Feb. 17 meeting last night, the Cornelius Town Board unanimously approved a \$17.4 million contract with the state NCDOT which will fund the construction of twin roundabout/circles on Hwy. 21 at Catawba.

All but \$502,000 will be paid by the state, and any cost overruns will be the town's responsibility. Heavy construction is expected to commence in early 2021 according to Assistant Town Manager Wayne Herron, but utility re-

locations may start sooner.

The project is the DOT's final determination of how best to handle traffic at the busy intersection where a new QuikTrip convenience store is being built. Previous plans which were ultimately rejected included one which would have required left turning traffic on eastbound Catawba to navigate a right turn past the intersection first, somewhat similar to the design of the Sam Furr Road/Hwy. 21 intersection in Huntersville.



Krueger Receives award from LKN Chamber

Georgia Krueger to retire from Ada Jenkins

Feb. 10. Long-time Executive Director Georgia Krueger plans to retire from the top position at the Ada Jenkins Center (AJC), the community-driven non-profit in Davidson. The organization, which focuses on Lake Norman, works to create lasting solu-

tions for economic stability. "It has been the highlight of my life to lead this wonderful organization for the past 12 years," Krueger said. Krueger will retire at the end of June. The board intends to select the new leader in time to ensure a smooth transition.

Love of music connects teens and seniors



The Bailey's Glen-Hough High School Partnership, an integral part of the Howlin' Huskie Choral Program, has brought concert performances to the more than 600 residents of Bailey's Glen. Hough High School Choral Director Heidi Hickox-Gordon has grown the choir program to include 160 students. Hough currently has six different options for student participation: Beginning Choir, Intermediate Choir, Concert Choir, Women's Chamber Singers, Show Choir and Women's a cappella.



Town IT needs \$337,000 reboot

Feb. 13. By Dave Vieser. The IT system at Town Hall needs major work, based on discussions at a 2020-2021 budget planning session. The cost: As much as \$337,000.

While the work could be budgeted for the next fiscal year, it's apparently urgent enough for a budget amendment to fund prior to the end of the current Fiscal Year which ends June 30. It's said to be a priority based on the age and vulnerability of the system to attacks.

"Our staff performed an evaluation of our IT network and system, and have identified some reliability, security, and capacity concerns that need

to be addressed," said Town Manager Andrew Grant.

Officials said privately that deferred maintenance was at least partly to blame.

Other IT costs include:

- Licensing & Audits \$38,000
- Windows Server Upgrades \$5,000
- Exchange & Decommissioning \$5,000
- Microsoft Office & 365 Hybrid \$10,000
- Workstation Upgrades \$5,000
- Cyber Security \$35,000
- Cyber Security Recurring \$15,000

More topo problems along Old Canal Street



Erosion under Old Canal Street in Antiquity

Feb. 12. Topography problems continue to affect Old Canal Street in Antiquity where two sinkholes have already been plugged. Erosion is causing the road to very slowly move toward the creek side. There is also “terrible erosion” under the bridge, Assistant Town Manager Tyler Beardsley said during a Town Board budget discussion.

Out of four slope inclinometers that were installed, three show indications of subsurface movements. Slope inclinometers are used to verify the stability of dams, abutments and upstream

slopes. Beardsley said the slope along Old Canal in Antiquity is too steep, causing it to erode.

The best solution is to make the slope less steep, which means taking out the existing vegetation so that the town can bring in additional fill.

“This is an issue that must be addressed and soon,” said Town Commissioner Jim Duke.

Approximately 1,300-1,400 linear feet along Old Canal are involved. The fix could cost roughly \$800,000, Beardsley said during the budget discussion at Town Hall.

Townhome project in early planning stage on Bailey Road



Feb. 17. By Dave Vieser. On the heels of approving a controversial townhome project near Washam Potts Road, the Cornelius Town Board may be facing another similar decision soon. Mattamy Homes, a privately owned builder based in Canada, wants to put 64 townhomes on property between Hough High and Bailey Middle on Bailey Road.

The proposal for 16.05 acres comes

in at 3.99 dwelling units per acre, according to Town Planning Director Aaron Tucker.

The proposal has not yet been formally submitted to the town but was discussed informally at a recent pre-development review committee meeting. Although the location is set back from Bailey Road, it is expected to be scrutinized around traffic impact.



Aquesta commits \$250K to Cain Center for the Arts

Feb. 12. Aquesta Bank is committing \$250,000 to the Cain Center for the Arts, the \$25 million arts center which will be built on Catawba Avenue across from Town Hall. It is not only the largest corporate donation to date, but it also includes a challenge to other businesses to support the project.

Aquesta announced it will match local business contributions of \$2,500 to \$10,000—dollar for dollar up to

\$250,000.

To recognize the investment, Cain Center for the Arts will name the reception area and box office in Aquesta Bank's honor.

The “Aquesta Challenge” will formally launch on March 1.

The kick-off will be held at the Aquesta Bank headquarters on Jetton Road from 5:30 pm to 7 pm on March 5.



What happens when towns sue towns?

Feb. 13. By Dave Vieser. Just when you thought the sale of Continuum, the taxpayer-supported cable system which was kept alive by taxpayers in Davidson and Mooresville couldn't get any more complicated, it did.

The towns of Davidson and Mooresville have filed a lawsuit in Iredell

County Superior Court opposing Cornelius' claim that it is owed \$1 million from the sale.

Davidson and Mooresville bought the cable system 12 years ago and lost money all those years. The system was finally purchased by TDS Telecom on Dec. 31.



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David Gilroy speaks at the Town Board of Commissioners meeting

Townhomes on Washam Potts approved in tense 4-1 vote

Feb. 4. By Dave Vieser. An updated proposal for 27 townhomes on a 6.83 acre parcel on Washam Potts Road was approved 4-1 Monday Feb. 3 by the Cornelius Town Board. Under the proposal, Blue Heel Development will build 27 single-family townhomes on 6.8 acres currently occupied by one single-family home.

The townhomes themselves will range in size from 2,200 to 2,600 square feet, have a maximum height of 26 feet, and carry a price tag between \$350,000 and \$450,000, according to attorney Susan Irvin, representing Blue Heel.

Before the approval was granted, however, strong opposition to the rezoning request was voiced by a dozen speakers from the surrounding neighborhood, former Commissioner Dave Gilroy and, surprisingly, Commissioner Jim Duke.

Duke came out strongly against the project.

Before the approval was granted, however, strong opposition to the rezoning request was voiced by a dozen speakers from the surrounding neighborhood, former Commissioner Dave Gilroy and, surprisingly, Commissioner Jim Duke.

"In my years on the Town Board of Commissioners I have rarely taken issue with the work of the Planning Department, but on the issue of inserting 27 townhomes along a narrow strip of property between two residential subdivisions, I take exception," he said.

"Twenty-seven townhomes being

shoe-horned in between those residential properties fails the 'sniff' test in my view," Duke said.

Houses along Washam Potts generally sit on larger lots. They're single-family as well.

"The Town Board is the last line of protection for these concerned folks. I am reminded regularly that these folks are our bosses and have entrusted us to protect their interests from profit-driven developers," Duke stated, suggesting 18 single-family homes and would be consistent with adjoining properties.

His concerns were backed up by former Commissioner Gilroy, who urged the commissioners to use "some common sense." Gilroy, a prominent businessman, said the town's land use plan needs fixing as well. He lost last year's election, but appears ready to run again next year.

Perhaps the most dramatic comment from the audience came from Bailey Middle School Student Lilah Peters who stopped the audience when she said this: "If you vote yes on this proposal, you are failing the people who elected you."

Before the vote, Irvin and developer Matt Gallagher said they had met with the residents and agreed to erect a buffer zone, as well as siting the homes farther away from Washam Potts Road.

Irvin presented transportation information suggesting 27 townhomes would actually generate less traffic than 20 private homes.

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Northstone Country Club
Thursday 7:30 am

Nap Quotient

What's the NQ of your chofa?

The Mother of Dragons (and I, but mostly her) recently purchased a leather sectional. It's a very nice sectional. Expensive sectional. But it's durable and should last a long time. Keep in mind it would have to last two generations to be worth what we paid for it but I'm working on voicing my opinions less. So it's a nice couch.

I do have very strong opinions on furniture. Not what it looks like or whether it matches anything. I just want stuff that's comfortable enough so I can happily sit, nap, watch television and relax. And maybe nap.

We have a very mixed bag of furniture in our house so I'm going to rate every single piece based on a scale of one nap to ten naps because...why not?

Bonus room chofa – 9 naps

Coming out of the box with my favorite and our oldest piece of furniture. An absolute war horse that's survived two young kids. What's a chofa? It's a regular couch with a chaise on one end so two people can be horizontal without touching each other. Who wants to sit on a couch and watch TV while wrapped in a human blanket like a serial killer?

The best part about this chofa is that the arm rests are also elevated cushions so your head has a built in pillow when you fall asleep.

My office chair – 1 nap

Hate it but oddly enough I have napped in it. It doesn't totally fit under my desk and if my butt ends up in a certain spot the hydraulics slowly drain and then ten minutes later I realize my chin is resting on the desk.

It had the word ergonomic stamped across the box when I bought it. I think it was even in the name of the chair – like Ergo Workmaster2000. Two years ago I went to a doctor for lower back issues and she told me that my style of chair was basically the worst thing you could do to your back and hips.

Did I get a new chair? No. Now I have hip problems.

Front porch rocking chairs – 3 naps

I'm not a rocking chair guy but I wish I was. Hot day. Shade. Tall glass of Arnold Palmer. Right up my alley.

When I sit in a rocking chair I can't sit and not rock, but when I sit in a chair I want to just sit and not move. This presents a personal dilemma that makes rocking chairs much too conflicting for me. I feel the same way about hammocks.



Bedroom lounge chairs – 8 naps

We have these two short lounge chairs in our bedroom that have 12-inch cushions and reclined backs. Nap-a-licious.

Last weekend when I came home from fishing and was half frozen I stripped down to my long underwear, turned on the Mother of Dragon's heated blanket and wrapped myself up like a baby burrito and drank coffee until I was warm.

Bonus points. The chairs are behind a lockable door and have a cushion-y foot rest. Foot rests have a fancy name

but I can never remember what they're called. Mongols? That's not it. Definitely the name of an empire.

Dining room chairs – 0 naps

We have dining room chairs with backs that consist of a single piece of wood that goes wrist to wrist around your back and is supported by two more pieces of wood going up the sides of your torso. This means if you sit back you almost fall through the

outdoor chair I want a beverage appropriate for the time of day.

Bar stools – 7 naps

Fairly comfortable. They have a high back, which I like. Similar to the dining room chairs, my wife has employed an aftermarket seat pad but I don't recall why. They're wicker so sometimes they tip over and massive amounts of crumbs fall out of them because our children are animals and can't eat over their plates.

Family room couch – 2 naps

We purchased a sectional five years ago knowing that it wasn't our forever couch. With two little kids, it was a couch that they could eat on and puke on and jump on and we wouldn't have to yell at them or make them feel like they live in a mausoleum.

But I hate the couch. In my mind it was supposed to last at least seven years but it's sagging and the back cushions won't stay in place. Sometimes it smells like the kids. The sections won't stay together no matter what I try. Also there's one more thing that no one knows...

A month ago the dog peed on the couch. I told no one. Sorry family. I did wipe it off and flip the cushion over? I know. I know. I'm a terrible person. The replacement couch will be here this week.

By the way, if anyone's in the market for a gently used sectional please check out my post on Craigslist. Great couch. You'll love it. Can't even smell the dog urine.

chair.

The solution was to purchase pillows that rest between your back and the chair to keep you from falling out of the chair. But if you lean back your butt slowly slides out of the chair.

Back patio furniture – 8 naps

Fantastic. Again I believe the 12 inch cushions are the secret. It also has flat, elevated arm rests and I'm a firm believer that outdoor furniture needs to have a flat armrest that allows you to rest a drink. Who sits outside without a drink? The minute my butt hits an

Jon Show lives in Robbins Park with his wife, who he calls "The Mother of Dragons." Their 10-year-old son is "Future Man" and their 7-year-old daughter is "The Blonde Bomber." Their dog is actually named Lightning.





Online headline Feb. 4

‘Townhomes on Washam Potts approved in tense 4-1 vote’

From Jim Duke This bonehead move by four commissioners has virtually locked in a win for Former Commissioner Gilroy in 2021.

From Kevin Kelly Our town commissioners clearly do not have the resident’s interests at heart.

From Robin Lawler I am surprised they didn’t put a nail salon, grocery store and gas station in there too.

From Tanya Tucker Robin Lawler...Or a bank.

From Perry Howland Now you can raise my property tax some more Because my property value is going up.

See story page 25

From Steve Dyer This is who the town voted for. Or for those who didn’t vote this is why you should have.

From Lucia Caminiti Steven Dyer very true, elections have consequences, due diligence who to vote out next time.

From Steve Dyer I was shocked to see such an awful turnout and the guy standing at the podium fighting for those residents [Dave Gilroy] got voted out... The people of Cornelius would be well served by paying attention now.



Online headline Feb. 13

‘What happens when towns sue towns?’

From Jim Duke Cornelius and Mecklenburg provided a huge customer base to Continuum from which Davidson and Mooresville drew significant revenue in terms of operating profit that helped pay for debt and expansion. The fact that those towns made a bad business deal should not let them off the hook for their obligations. A debt is a debt. A contract is a contract.

Online headline Feb. 13

‘Town IT needs \$337,000 reboot’



From Arthur Rouse This does not seem like a lot of money for new services and equipment. It sounds very basic. The problem with owned servers is that the physical cost is baked into system for its working life and possible memory expansion for newer applications. Cloud servers have been proved to be more reliable than local servers and systems and software can be upgraded more easily. Higher initial costs could result in future savings in voice and data. For example, my company saves over \$10,000 per month in savings just on telephones at one local branch by changing from landlines to cloud based voip through our computers and cell phones.



Online headline Feb. 16

‘Townhome project in planning stage on Bailey Road’

See story page 25

From Barry Lambert For the love of humanity, why? The traffic on this road in that area is already ridiculous, especially where Old Statesville and Bailey Rd intersect. Not to mention how nearly impossible it is getting in & out of Hough High and/or Bailey Rd Middle School during peak times. Before anything “new” goes in, please fix the traffic situation. Widen the roads, and another good start would be to put a traffic circle (roundabout) at Bailey Rd & Old Statesville intersection. Yes, there are proven examples of integrating a traffic circle where railroad tracks are involved.

From Linda Daley Please stop building! We don’t have the roads now to

deal with traffic.

From Joanne Thomiszer Linda S. Daley that’s the truth, I just moved from Chicago, I can’t believe the roads here! The traffic is unbelievable!!

From Tami Mclemore



From Cheryl Lineberger



From Jonathan Foster



From William Davenport



Online headline Feb. 10

‘Georgia Krueger to retire from Ada Jenkins’



From Tom Dutton Hard shoes to fill! Thanks for all Georgia's good works and leadership in the community.

From Judy Thomas Congratulations Georgia.

From Tami Kinser Much love and admiration for you dear friend. You served the community well.

From Mark Sullivan Gonna be hard to

replace Georgia. They broke the mold after they made her.

From Cheryl Bruton Congrats Georgia Harris Krueger! Have always admired your work the community & just love you girl!

From Angelo Lorusso Jr. Congratulations Georgia Harris Krueger, I'm sure you'll enjoy retirement

Online headline Feb. 10

‘Miltich new chair of CLT transportation planning’



From Debbie Monroe Congrats! Fairness is what we need.

From Rhonda Cheek Great work Mike Miltich

From Mark Shaw Did this happen because voting is based on representative count, versus the weighted transportation voting that gives Charlotte all the power?



Miltich



Online headline Feb. 3

‘Showdown on Washam Potts project tonight?’

From Lee Sossomon Allowing 4 houses per acre means exactly that they will approve 4 houses per acre.... only because they aren't limited to 5 per acre.

From Mark Sullivan Most new housing developments use 1/4 lot for most of the houses. Very rare to see more land used than that. Glad my home was built in the 60's and sits on a 1/2 acre in Mooresville.

From Lee Sossomon Mark Sullivan oh yeah! If the lot is zoned for an amount, you can bet it's gonna be approved for the max number of homes. Old neighborhoods are the best. Just think city planners were probably called crazy for making folks build on 1/2 acre lots back then.

From Russell Avery Lee Sossamon only if the government doesn't want your land and if they do then it's 1 house per 5 acres to depress property values making it cheaper for them to steal.

From Lee Sossomon Russell Avery you got that right!

From Garrett Williams Glad I moved out of cornelius... this is becoming the norm... stuff them in as tight as you can with disregard for the people already living there.

From Richard Stilwell Gilroy who?

From Fred Locke Seems as though he still has his hand in everything, even though he was voted out.

From Mel Reader Did you go to the meeting? Because Dave did. Dave is only there to speak up for us and represent our best interests as a community.

From Richard Stilwell No need to go when the current commissioners are doing a great job!

From Mel Reeder Yes, they are doing a great job if you prefer higher-density housing, traffic, and congestion. We need low density housing, businesses that provide living wages and create less traffic and a moratorium on additional fast food restaurants.

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Online headline Feb. 18

‘Contract for twin roundabouts was OK’d’

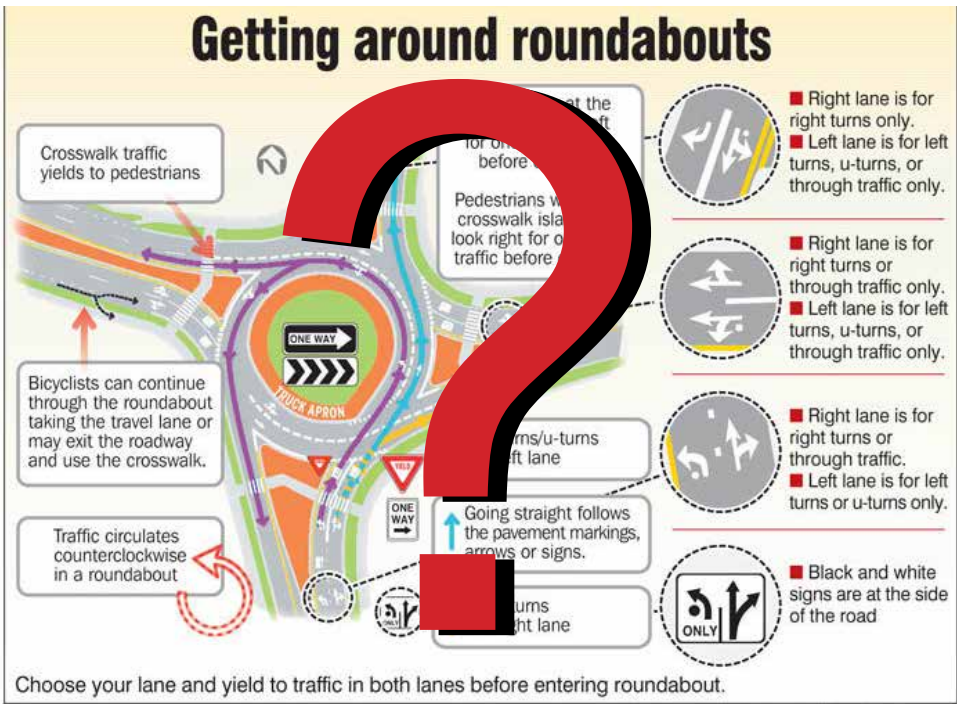
From Tim Jensen Seems like NCDOT really loves their roundabouts.

From Christina Lunden Yes! Roundabouts are a very efficient way to handle traffic, they always work—no electricity needed, and traffic flows continuously from all directions with little to no bottleneck effect. The problem is people’s attitude toward them. Seems they’re a foreign concept to some...maybe because of lack of education on how to negotiate a roundabout and/or confusion about who has the right of way...but they’re so simple! Traffic lights and more traffic lights is what creates congestion.

From Joanna Thomiszer Kristina Lunden I don’t like roundabouts at all I just moved here from the suburbs of Chicago I really can’t stand driving on them and I am an excellent driver, maybe they should widen the roads and add some streets lights.

From Lee Brown Joanne Nowobielski Thomiszer that’s because you don’t understand that they flow better.

From Jason Thompson Joanne Nowobielski Thomiszer widening roads cost far more and there will never be enough lanes to support the amount of



traffic.

From Lucia Caminiti Well that will complete it for us, we will be the place everyone looks to “ridiculous so-called road improvements” the Diverging Diamond, toll lanes, roundabouts, medians forcing U turns everywhere.

From Michael Parker Thank goodness I moved when I did!.

From Fred Locke These two roundabouts are just a part of their overall master plan and it doesn’t matter to

them if you like it or not...

From Lee Brown Master plan of better traffic flow?

From Jason Thompson Good. I’m tired of backed up traffic all the way to Cornelius Elementary. I remember the “oh this is terrible” when the divergent diamond was signed and it’s the best thing to happen to exit 28.

From Brades Steve Best thing? It’s the only thing, and it’s not better at all,

hence you being backed up to CES.

From Dana Bintz Was going to happen regardless of public input.

From Jim Hall Not going to fix, only going to confuse.

From Lee Brown If that confuses someone, they shouldn’t be driving.

From Robin Hannahman The only problem is the left hand turn onto Liverpool. Can that be fixed?

From Jason Thompson Good call. That does need attention.

From Jayne Eve They will fix by not allowing a left turn!! So be careful what you ask for. Dot has said the intersection is not big enough for a roundabout. Don’t believe it...Some of England’s busiest intersections are functioning roundabouts!

From Niles Lucander Barney and Gomer at work once again.

From Jayne Eve Goober too!

From Nils Lucander You can never have enough....

See story page 24

CORNELIUS Then & Now

After working on this project I’ve learned more about history in our town. This picture of the Barley Market on Zion Street made me wonder what Cornelius looked like 100 years ago. Curiosity had me looking for pictures in the past and finding them again, here in the future. Buildings in our town today have seen a hundred years’ worth of growth, going from a southern railroad town to a diverse lakeside community that is full of history and possibility.

—Wesley St-Cyr



Then: Hardware store on Zion 1910



Now: Barley Market on Zion

Big Day at the Lake 16

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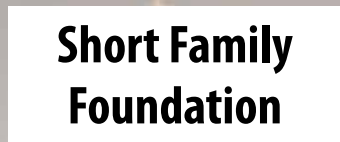


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